

The Seabrook Planning and Zoning Commission met in regular session on Thursday, May 19, 2022 at 6:00 PM at Seabrook City Hall and via teleconference to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
DARRELL PICHA (exc. absence)	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GUY RODGERS	MEMBER
RHONDA THOMPSON	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE COORDINATOR

Chairman Gary Renola called the meeting to order at 6:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

None

2.0 NEW BUSINESS

2.1 Discuss/deliberate the North Planning Area and the properties south of Red Bluff Road; to include, an examination of the existing zoning districts; provide an inventory of available properties for development and/or re-development; identify grandfathered uses and structures; provide information as it relates to drainage; to include, information as it relates to impacts of the adoption of the FEMA Flood Insurance Rate Maps.

Director Sean Landis explained to the Board:

- Continuation of last month's discussion and SWOT Analysis (Strengths, Weaknesses, Opportunities, Threats)
- Discussion will be preparation for the June 20th Joint Meeting with the Comprehensive Master Plan Committee, City Council, and Economic Development Corporation.
- Comprehensive Master Plan Committee has started their discussion to dissect the North Planning Area. – south of Red Bluff more of a residential and small commercial / with small possibility of multi-family – create some sort of commercial buffer north of Red Bluff – Get away from Light Industrial (LI) and call it business office/warehouse district and figure out how to buffer it - need to lessen the effect of what's being developed there. What should the land-use be for this area? Setback requirements – certain types of landscaping needed – buffer requirements with more intensive use – create a natural barrier (berm) between the uses.

Discussion with Board members:

- Access to the areas a main concern – traffic – patterns of the roadways – residential access vs. business access
- Future cruise terminal road – terminates/abandon other half of road – Comp Master Plan Committee to discuss an update to the roads – update to Thoroughfare Plan

- Discussion of green space and/or open space
- South of red bluff great for residential – what type of residential? Depends on what happens on north side.
- C-2 space south of Red Bluff – possibility to change to Residential
- M-146 space south of Red Bluff – to keep as commercial
- C-1 space north of Red Bluff – green space? 13acre pond used for drainage – flow to Pine Gully
- North of Red Bluff – railroad issues – truck traffic issues
- Old SH146 / Red Bluff intersection / Port Road – traffic flow – increased truck traffic – plant employees access increased off of Old SH146
- What is the value of this piece of land – a visual of Residential vs Commercial vs Light Industrial
- Is there a market for that type of development? What are the strengths and weaknesses?
- Drive time analysis – 10-15 mile distance – Think of what to attract in the future
- Undeveloped property – what would be the land use for those?

3.0 ROUTINE BUSINESS

3.1 Approve the minutes from the April 21, 2022 Regular P&Z meeting.

Motion made by Rhonda Thompson and seconded by Scott Reynolds.

To amend the minutes to include that one staff person be TABC certified onsite for motion made on item 3.4 for Axe Throwing.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Report from the Director of Planning and Community Development on status update of City projects.

Sean Landis gave a brief report.

3.3 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.

Sean Landis gave a brief report.

3.4 Establish future agenda items and meeting dates.


- June 16 Regular P&Z Meeting – (add North Planning Area agenda item)
- June 20 Joint Workshop Meeting

Motion was made by Guy Rodgers and seconded by Scott Reynolds.


To adjourn the May 19, 2022 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 7:36 p.m.

APPROVED THIS 16th DAY OF June, 2022.



Gary T. Renola, Chairman



Pat Patel, Administrative Coordinator